

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**VAR-24021 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PARKWAY CENTER, LLC** - Request for a Variance TO ALLOW AN OFF-PREMISE (BILLBOARD) SIGN WITH DIGITAL DISPLAY TO BE ERECTED 45 FEET ABOVE THE ELEVATION OF THE ORAN K. GRAGSON FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM HEIGHT ALLOWED on 2.55 acres at the northeast corner of City Parkway and Grand Central Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Barlow).

**If Approved, C.C.: 10/17/2007**

**If Denied, P.C.: Final Action (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcard

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 37 and 38.

DOUG RANKIN, Planning and Development Department, stated no finding of a hardship could be made to support the variance request and recommended denial of both applications.

CHRIS KAEMPFER, 3800 Howard Hughes Parkway, and SUZANNE SANDERS appeared on behalf of the applicant. MR/ KAEMPFER explained that an existing billboard sign had been removed in the hopes that two sign faces could be constructed in different locations. After learning that the Nevada Department of Transportation would not approve the new locations, the applicant was seeking to reconstruct the billboard which had been removed.

TODD FARLOW, 240 North 19th Street, commended the applicant on the attractive building which had been constructed on the site.

COMMISSIONER TROWBRIDGE expressed his support and encouraged the applicant to improve the appearance of the sign base. MR. KAEMPFER noted the billboard base would share some of the architectural details of the Molasky Building.

COMMISSIONER TRUESDELL acknowledged the applicant's efforts to replace the existing billboard with alternative displays and expressed his support.

In response to COMMISSIONER STEINMAN'S inquiry, MARGO WHEELER, Director of Planning and Development Department, stated the City has no standards regarding light emissions from digital display boards. COMMISSIONER STEINMAN questioned the City's ability to control light emissions without standards and MS. SANDERS agreed to work with staff to ensure that the light from the display would not be distracting. ASSISTANT CITY ATTORNEY BRYAN SCOTT observed that the proposed display would be low-key and MS. SANDERS added that no residential neighborhoods would be impacted by this sign.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 37 and 38.